

CAMINO VILLAGE
Open Board Meeting Minutes – December 4, 2013
Approved on January 15, 2014

Location: 2301 Fallwater Lane, Carmichael, CA
Gloria Weiss Yeater, President, called the meeting to order at 6:08pm.
Board Members in attendance: Gloria Weiss Yeater, Cindy Kaiser, Dan Schiff and Gina Hofen.
Quorum was established.
Others present: Laura Summers and Anne DeStefano, Doug Baty, Sara Avila.

Approval of minutes from October 16, 2013; Gloria moved to approve October minutes; Cindy seconded.

NO OLD BUSINESS.

TREASURER'S REPORT:

Leah was not present but Gloria distributed the treasure's report prepared by Leah.

Bank Account Balances:

Operating Fund	\$31,298.59
Replacement (Reserve) Fund	<u>\$92,945.70</u>
Total Cash in Bank	\$124,244.29

Status of Overdue Accounts: \$1,769.11 in unpaid balances (2 owners)

Anne DeStefano will go through bank register to make sure landscape charges are correct.

PARKING COMMITTEE:

Gloria said that there had been no parking committee meeting since September. However, the new parking patrol is going well. Laura encouraged others to volunteer. Anne said she could help more now. Cindy (2310) inquired about a variance for a few months while her son and daughter-in-law remodel new property they purchased. Gloria will look at the possibility of parking in a garage at another property that may be vacant for a while.

GATE REPAIR AND NEW SIGNS:

Doug has prepared emails regarding gate repairs. Doug and the gate maintenance company have managed to get the gate arm work more efficiently even though it will eventually have to be replaced. A new No Trespassing sign is now up at the front gate. Three other signs went up on the lane – new “No Parking Fire Lane”. Ordered (2) No parking, Fire lane signs for back gate. The original Fire Lane sign on the front wall is old and tired. It also should be removed and replaced.

LIEN REQUEST DISCUSSIONS AND VOTE:

Haney submitted a Lien request of \$1,543.71 on account # 439153 for the board to approve due to unpaid assessments and parking fines. The intent is to encourage the owner to take responsibility for late assessments and the parking violations, not to foreclose on the property. Gloria asked for a vote on placing a lien on this property. Gina moved to approve; Dan seconded. All were in favor.

Mike Murray at CEO is going to follow up with the owner's apparent trustee, and request the power of attorney documents so that we have a verified contact/ mailing address.

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CAI MEETING 11/21/13

Gloria went to a CAI meeting regarding the legal update on the 2014 Davis Sterling Act. There are several changes coming:

Reorganizing the document: Changes in grouping so that it is easier to identify and find similar regulations.

Secondary Address: HOA members (homeowners) now have the right to ask for a secondary address for all contact regarding HOA business. This includes newsletters, etc.

Assessment collection: It was recommended that HOA's hire a lawyer who specializes in assessment collections.

Other Legal Advice: Regarding the service dog that exceeds the weight limit of animals we allow, i.e. pit bull. It may be a liability to the board if the dog gets out and bites someone. This should be referred to the specialist recommended by Deon Stein.

Electronic voting is being allowed: Not for us due to minimal membership.

CLAC: This is an association called CLAC (Lobbyist for HOA'S) that listed the things they do on behalf of HOA's. They asked for donations from HOA's as that is their only source of funding. Doug mentioned that donations have been made by prior Camino Village boards. Everyone agreed that \$100 donation would be an appropriate amount to donate to CLAC. Gloria will ask Mike Murray about how to go about getting this money to them.

ANNUAL HOA MEETING AND ANNIVERSARY CELEBRATION

Wednesday, January 15th, 6:30 pm at Serritella's. 6:30 dinner; 7:00 meeting.

Gina volunteered to organize the dinner/meeting and to distribute invitations, post flyers and make phone calls encouraging homeowners to attend. Raffle for a gift certificate for dinner at Serritella's (incentive to attend) -- \$50. We will put in \$25 and ask Serritella's to match it.

Sara Avila has volunteered to run for a board position in 2014 as well as Dan Schiff.

WINTER 2013 NEWSLETTER:

Include invitation to January 15th dinner/meeting

Website reminder

Remind people to change their auto pay for their HOA dues.

Standard parking reminder

Mention reflectors at the exit gate

Tell people about "Next Door", a free app, that is available for smart phones/i-phones.

Welcome new people living here

Remembrances of Peggy Carlson and Pat Faulkender. Both passed in November.

Meeting Adjourned at 7:26 by Gloria.